

October 7, 2004

Mr. William J. Mueller,  
Village President, and  
Board of Trustees  
Village of Lombard

**Subject: PC 04-30; 1807 South Highland Avenue (DuPage Medical Group)**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, DMG Real Estate LLC, requests an amendment to the conditions of approval associated with Section 3 of Ordinance 5070 allowing the basement level to be used for medical office purposes.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on September 20, 2004. John Mulherin, attorney for the petitioner, presented the petition. Mr. Mulherin mentioned that last month the Board of Trustees approved an off-site parking lot that would provide 93 parking spaces for DuPage Medical Group (DMG) employees. Mr. Mulherin stated that following public hearings in 2001, ordinances were drafted approving the construction of the DMG project as an Office Planned Development. Ordinance 5070, Section 3, Subsection 7 provides a condition that the basement can not be used for purposes other than storage/mechanical space. Mr. Mulherin stated that DMG was requesting an amendment to the ordinance by adding “until adequate parking is available to the building to meet the Village parking standards for buildings in the “O” Office District”.

Chairperson Ryan then opened the meeting for public comment. No one spoke for or against the petition.

Michelle Kulikowski, Associate Planner, presented the staff report. She referenced the condition in Ordinance 5070 and noted that the condition was put into place because at the time, the petitioner did not meet parking requirements to occupy the entire building. She referenced the recent approval for an off-site parking lot to service DMG employees.

Ms. Kulikowski discussed the parking requirements in the Zoning Ordinance. She noted that the parking requirements for the O Office District are four spaces for each 1,000 square feet of occupied space after deducting storage and mechanicals as per code. She stated that the DMG facility has two floors and a basement level, each of which are approximately 22,575 square feet. Ms. Kulikowski mentioned that the main parking lot adjacent to the facility provides 180 parking spaces. She stated that this was enough parking spaces to allow them to occupy just the first and second floor and thus, the condition of approval was instated. Ms. Kulikowski mentioned the recent approval of the off-site parking lot employee parking. She noted that the additional 93 spaces would allow DMG to meet the parking requirements for occupying an additional 23,250 square feet of office space. She stated that between the main parking lot and the off-site parking lot, the petitioner would meet the parking requirements to occupy the entire building.

Ms. Kulikowski noted that the original intent of the condition of approval was to assure that parking requirements were met. The requested language "until adequate parking is available to the building to meet the Village Parking standards for buildings in the "O" Office District would preserve the intent of the condition of approval and also allow DMG to occupy the basement after the off-site parking lot is completed.

Chairperson Ryan then opened the meeting for discussion among the Plan Commission members.

Commissioner Burke asked whether the off-site parking lot was exclusively for employee use. He wanted to know how the Village would be able to distinguish the proportion of the parking being used by patients versus employees. He also raised a concern that while the project may meet the parking requirements established in Village Code, there could be a deficiency as many of the spaces for the remote lot are use restricted.

Mr. Mulherin responded that because of the nature of medical office facilities, most likely the parking lot will not be full at any one time. He noted that doctors typically work different hours at the facility and there is not necessarily a peak time.

Commissioner Sweetser also was concerned about the proportion of parking being used by patients versus employees. She stated that the collective number of spaces had no value, and that the numbers needed to be broken down by who used the spaces and to what extent.

Commissioner Olbrysh stated that allowing DMG to occupy more space would result in more offices and more patients. He was concerned whether the parking would be adequate. He noted that they may technically meet code, but they might not actually meet parking demands.

Mr. Mulherin stated that the basement would be used primarily for diagnostic services.

Commissioner Sweetser stated that she was not arguing against the petition, she just commenting on the procedure for reviewing the petition.

Commissioner Burke also stated that he was not arguing against the petition, he just wanted to know the ratio of employees and patient parking.

Mr. Mulherin noted that the parking lot currently is never full.

Mr. Mulherin mentioned that DMG entered into a lease agreement for parking across the street (the Etz Chain property) with the intention of eventually occupying the basement level not because there was a parking problem. He stated that there was no strict means of enforcing the off-site lot for employee use only and that patients would never park there unless the main lot was full. Mr. Mulherin mentioned that DMG does not want to hurt business and would do everything possible to accommodate patient parking.

Commissioner Sweetser asked if four spaces per 1000 square feet was adequate standard for parking in the future.

Chairperson Ryan remarked that maybe the employee only condition would have to be eliminated and patients would have to be shuttled to the facility from the off-site parking lot.

Commissioner Sweetser asked staff whether the Fire Department had commented on the off-site parking lot having only one access point. William Heniff, Senior Planner, replied that the Fire Department had reviewed the design and did not have any concerns.

Commissioner Olbrysh stated that adequate parking was available, and he was not sure there was much more they could do.

Mr. Heniff stated that they could continue the petition or make a recommendation to the Board pending a study to quantify the parking demand.

Commissioner Sweetser made a motion to accept the findings of the Inter-Departmental Review Committee as the findings of the Plan Commission and recommend approval of the petition pending a parking study, which was seconded by Commissioner Burke.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposed variations comply with the standards of the Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 6 to 0, recommended to the Corporate Authorities, **approval** of the following relief associated with PC 04-30, subject to the following conditions, as amended:

1. That Condition 7 of Section 3 of Ordinance 5070 adopted January 17, 2002 be amended to read in its entirety as follows:

7. The petitioner shall not use the basement/cellar space for any other purpose than storage and building mechanical activities until adequate parking is available to the building (in this unique situation, which recognizes the lack of availability of non-employee off-site parking) to meet the Village parking standards for buildings in the "O" Office District.

Respectfully,

**VILLAGE OF LOMBARD**

Donald Ryan, Chairperson  
Lombard Plan Commission

c. Petitioner  
Lombard Plan Commission